

Presentation to the Joint IT Oversight Committee

Thursday, August 2, 2012

DHHS Consolidation of Facilities

- Request for Proposal for Tenant Representation

The State Property Office prepared a Request for Proposal for tenant representative assistance related to an eventual move of 1700 state employees at the Dix site to cost-effective office space. The State Property Office released the RFP on Feb. 24, 2012. The RFP was advertised in the State's Interactive Procurement System (IPS).

Request for Proposal for Consolidation of DHHS offices

On July 10, 2012, Department of Administration issued a "Lease Specifications RFP for DHHS Consolidation". The State wishes to acquire by lease on behalf of DHHS approximately 850,000 to 1,050,000 net square feet in a campus-like setting that will be a combination of office, public, and warehouse space including parking in the greater Raleigh area in a location with convenient access to major roadways. The lease will consolidate functions currently in approximately 30 different locations and will be implemented in three phases beginning in 2014. Lease term is for twenty years with renewal options. The RFP can be found on State Property's website, as can the addendum #1 to the RFP, and the Staff Planning guide at:

<http://www.ncspo.com/rflp/rflp468AD.html>

Space Occupied by DHHS Currently in Wake County and Phasing Plan:

Owned Space: 655,838 SF (Dix Campus 524,349 SF, Albemarle/Cotton/Cooper 131,489 SF)

Leased Space: 545,641 SF (22 leased locations)

Total Space: 1,201,479 SF

Phase I Relocation by June 2014:

Current Owned Space: 655,838 SF (Dix Campus 524,349 SF, Albemarle/Cotton 131,489 SF)

Current Leased Space: 147,127 SF (14 leased locations)

Current Total Space: 802,965 SF

Proposed New Facility: 600,000 SF – 650,000 SF

Phase II Relocation by June 2017:

Current Leased Space: 230,465 SF (7 leased locations)

Current Total Space: 230,465 SF

Proposed New Facility: 100,000 SF – 200,000 SF

Phase III Relocation by June 2019:

Current Leased Space: 168,049 SF (1 leased locations)

Current Total Space: 168,049 SF

Proposed New Facility: 150,000 SF – 200,000 SF

To obtain additional information from the Dept. of Administration regarding this presentation, please contact Legislative Liaison Christy Agner at 919-807-2340 or Christy.agner@doa.nc.gov